Submitter:	Carla Axtman
On Behalf Of:	myself
Committee:	House Committee On Rules
Measure:	HB3414

Chair Fahey, Vice Chair Breese-Iverson, Vice Chair Kropf and members of the committee:

I'm testifying today to urge a "no" vote on the dash-17 amendment to HB 3414. This amendment continues a pattern often seen in these discussions: a lack of funding for infrastructure. This is a serious barrier to more diverse and affordable housing inside UGBs, which is vital for Oregonians who are barely getting by. Many Oregon communities already have a backlog of needs for new and upgraded sewers, sidewalks, and more. Adding more land simply grows this very expensive list.

Further, this allows cities to once again shrug off rezoning land inside the UGB that could be used for housing. As I understand it, 70% of all housing and all residential lands zoned for detached single-family housing. This is the most expensive, wasteful and land-consuming type of housing. We absolutely must have more housing. But let's be smart about it, because these decisions can leave a long term mark on communities and budgets.

Underused land inside our UGBs should be converted to housing. For example, we currently have more parking spaces for cars than we have housing for people. But a visit to these communities shows vast areas of underused parking lots and strip malls. Let's make it easy to convert these areas into affordable housing!

Finally, we're already struggling with climate change. I live in an area devastated by the 2020 wildfires in the Santiam Canyon, where my neighbors are still trying to recover their losses and rebuild. Expanding the UGB outward increases our wildfire risk, especially when we're paving over land, building roads and tearing out more wild land area. If you allow this to take place, it will permanently impact the ability of our state's resilience with our changing climate.

Thank you for accepting my testimony. I'm happy to answer any questions via email should you find that useful.

Respectfully submitted,

Carla Axtman